

PETITION FOR ZONING VARIANCE
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 18.02, 3.B (214.1 and 371.1) to permit a side yard setback of 8' instead of the required 11'3" for open porch.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)
1. To have a covered patio to set out on.
2. For the children to have a play area on rain days.
3. To entertain and have family get together.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____ Legal Owner(s): _____
(Type or Print Name) (Type or Print Name)
Signature _____ Signature _____
Address _____ Address _____
City and State _____ City and State _____
Attorney for Petitioner: _____
(Type or Print Name) (Type or Print Name)
Address _____ Address _____
City and State _____ City and State _____
Name, address and phone number of legal owner, contract purchaser or representative to be contacted _____
Name _____
Address _____
City and State _____
Attorney's Telephone No.: _____
Address _____
Phone No. _____

ORDERED By The Zoning Commissioner of Baltimore County, this 24th day of April, 1981, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 27th day of May, 1981, at 9:30 o'clock A.M.

[Signature]
Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE



PETITION AND SITE PLAN
EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 15, 1981

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

080
Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. & Mrs. Allen A. Bachman
1719 Inverness Avenue
Baltimore, Maryland 21222

RE: Item No. 160
Petitioner - Allen A. Bachman, et ux
Variance Petition

Dear Mr. & Mrs. Bachman:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

[Signature]
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bac

Enclosures



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

March 24, 1981

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #160 (1980-1981)
Property Owner: Allen A. & Jeanne E. Bachman
E/S Inverness Avenue 365' S. of North Boundary Road
Acres: 35 x 120 District: 12th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County highway and utility improvements are not directly involved and are as secured by Public Works Agreement 125605, executed in conjunction with the development of "Eastcrest", of which this property comprises lot 106, Block "C", Revised Plat of Parts of Blocks "B" and "C" Plat One Eastcrest, recorded G.L.B. 24, Folio 9.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this item 160 (1980-1981).

Very truly yours,

[Signature]
ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:ss
cc: Jack Wimbley
E-SW Key Sheet
12 SE 25 Pos. Sheet
SE 3 G Topo
104 Tax Map



BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE & COUNTY HEALTH OFFICER

March 11, 1981

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item 160, Zoning Advisory Committee Meeting of March 3, 1981, are as follows:

Property Owner: Allen A. and Jeanne E. Bachman
Location: E/S Inverness Avenue 365' S. of North Boundary Road
Existing Zoning: D.R. 10-5
Proposed Zoning: Variance to permit a side yard setback of 8' in lieu of the required 11'3" for open porch
Acres: 35x120
District: 12th

Metropolitan water and sewer exist; therefore, no health hazards are anticipated.

Very truly yours,

[Signature]
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/xc



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
020-1310

PAUL H. RINGBAE
CHIEF

March 24, 1981

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Allen A. & Jeanne E. Bachman

Location: E/S Inverness Avenue 365' S. of North Boundary Road

Item No.: 160 Zoning Agenda: Meeting of March 3, 1981

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

XX) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: *[Signature]* Date: *[Signature]*
Planning/Grading Special Inspection Division

Noted and Approved: *[Signature]*
Fire Prevention Bureau

/mb

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nick Commodari Date: March 4, 1981
FROM: Charles E. (Ted) Burnham
SUBJECT: Meeting March 3, 1981
Zoning Advisory Committee

ITEM #115 Revised - See Comments
ITEM #120 Revised - See Comments
ITEM #155 See Comments
ITEM #156 See Comments
ITEM #157 See Comments
ITEM #158 Standard Comments
ITEM #159 Standard Comments
ITEM #160 Standard Comments
ITEM #161 Standard Comments

[Signature]
Charles E. (Ted) Burnham
Plans Review Chief

CEB:rrj

ORDER RECEIVED FOR FILING

Baltimore County
Department of Traffic Engineering
TOWSON, MARYLAND 21204
(301) 494-3550
STEPHEN E. COLLINS
DIRECTOR

March 16, 1981

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

With regard to ZAC Meeting of March 3, 1981,
this department has no comment on items #155 thru #161.

Very truly yours,

[Signature]
Michael S. Flanagan
Engineer Associate II

MSF/bza

#160

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should ~~not~~ be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 14 day of June, 1981, that the herein Petition for Variance(s) to permit a side yard setback of 8 feet in lieu of the required 11 feet 3 inches, for the expressed purpose of constructing a covered patio to extend across the rear and side of the dwelling, including the main entrance, in accordance with the site plan filed herein, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the approval of a site plan by the Department of

Public Works and the Office of Planning and Zoning.

John M. H. Jung
Deputy Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING

DATE June 3, 1981
BY John M. H. Jung
ADMINISTRATIVE ASSISTANT

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Dubel, Superintendent

Towson, Maryland - 21204

Date: February 25, 1981

Mr. William E. Hammond
Zoning Commissioner
Baltimore Coun., Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: March 3, 1981

RE: Item No: 155, 156, 157, 158, 159, 160, 161
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

KNP/bp

RE: PETITION FOR VARIANCE
E/S of Inverness Ave., 365'
S of North Boundary Rd.,
12th District

: BEFORE THE ZONING COMMISSIONER

: OF BALTIMORE COUNTY

ALLEN A. BACHMAN, et ux,
Petitioners

: Case No. 81-194-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel

John W. Hessian, III
John W. Hessian, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 6th day of May, 1981, a copy of the foregoing Order was mailed to Mr. and Mrs. Allen A. Bachman, 1719 Inverness Avenue, Baltimore, Maryland 21222, Petitioners.

John W. Hessian, III
John W. Hessian, III

April 27, 1981

Mr. and Mrs. Allen A. Bachman
1719 Inverness Avenue
Baltimore, Maryland 21222

NOTICE OF HEARING

RE: Petition for Variance - E/S of Inverness Avenue, 365 feet
South of North Boundary Road - Case No. 81-194-A

TIME: 9:30 A.M.

DATE: Wednesday, May 27, 1981

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

John M. H. Jung
ZONING COMMISSIONER OF
BALTIMORE COUNTY

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

May 20, 1981

WILLIAM E. HAMMOND
ZONING COMMISSIONER

Mr. and Mrs. Allen A. Bachman
1719 Inverness Avenue
Baltimore, Maryland 21222

RE: Petition for Variance
E/S of Inverness Ave., 365 ft. S of North
Boundary Road
Case No. 81-194-A

Dear Mr. and Mrs. Bachman

This is to advise you that \$59.05 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland 21204 before the hearing.

Very truly yours,
William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211

NORMAN E. GERBER
DIRECTOR

May 18, 1981

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #160, Zoning Advisory Committee Meeting, March 3, 1981, are as follows:

Property Owner: Allen A and Jeanne E. Bachman
Location: E/S Inverness Avenue 365' S. of North Boundary Road
Acres: .35 X 120
District: 12th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This petition meets the requirements of the Division of Current Planning and Development.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond
Zoning Commissioner

FROM: Norman E. Gerber, Director
Office of Planning and Zoning

SUBJECT: Petition No. 81-194-A Item 160

Date: May 12, 1981

Petition for Variance
East side of Inverness Avenue, 365 feet South of North
Boundary Road
Petitioner- Allen A. Bachman, et ux

Twelfth District

HEARING: Wednesday, May 27, 1981 (9:30 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber
Norman E. Gerber, Director
Office of Planning and Zoning

NDG:JGH :ab

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

June 3, 1981

Mr. & Mrs. Allen A. Bachman
1719 Inverness Avenue
Baltimore, Maryland 21222

RE: Petition for Variance
E/S of Inverness Ave., 365' S of North
Boundary Rd. - 12th Election District
Allen A. Bachman, et ux - Petitioners
NO. 81-194-A (Item No. 160)

Dear Mr. & Mrs. Bachman:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

John M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ/me

Attachments

cc: John W. Hessian, III, Esquire
People's Counsel

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 097258

DATE: May 27, 1981 ACCOUNT: 01-662

AMOUNT: \$59.05

RECEIVED FROM: Jeanne E. Bachman
FOR: Posting and Advertising of Case No. 81-194-A

34 12 27

50054

VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR VARIANCE

12th District

ZONING: Petition for Variance
 LOCATION: East side of Inverness Avenue, 365 feet South of North Boundary Road.
 DATE & TIME: Wednesday, May 27, 1981 at 9:30 A.M.
 PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a side yard setback of 8 feet instead of the required 11 feet 3 inches

The Zoning Regulation to be excepted as follows:

Section 1B 02.3.B (214.1 and 301.1) - Standards Applicable to Existing Developments-- minimum requirements for setbacks.

All that parcel of land in the Twelfth District of Baltimore County

Being the property of Allen A. Bachman, et ux, as shown on plat plan filed with the Zoning Department

Hearing Date: Wednesday, May 27, 1981, at 9:30 A.M.
 Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
 WILLIAM E. HAMMOND
 ZONING COMMISSIONER
 OF BALTIMORE COUNTY

Beginning at a point on the East side of Inverness Ave, 365' South of North Boundary Rd, and known as Lot # 106 of the Eastcrest Area and recorded among the land records of Baltimore County in Plat # 1, Book #24, Folio # 9.

Also known as I719 Inverness Ave.

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <i>MH</i>			Revised Plans:				Change in outline or description	Yes		
Previous case: <i>-</i>			Map #				No			

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: *12* Date of Posting: *5/14/81*
 Posted for: *Petition for Variance*
 Petitioner: *Allen A. Bachman, et ux*
 Location of property: *East side of Inverness Ave, 365' S of North Boundary Rd*
 Location of Signs: *front of property (H 1719 Inverness Ave)*
 Remarks: *None*
 Posted by: *William E. Hammond* Date of return: *5/15/81*
 Number of Signs: *1*

DUPLICATE CERTIFICATE OF PUBLICATION

TOWSON, MD., May 7, 1981

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on *May 7, 1981* of *one time* before the *27th* day of *May*, 1981, the *last* publication appearing on the *7th* day of *May*, 1981.

THE JEFFERSONIAN,
L. Frank Shuster
 Manager.

Cost of Advertisement, \$ *19.00*

Mr. & Mrs. Allen A. Bachman
 1719 Inverness Avenue
 Baltimore, Md. 21222

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
 111 W. Chesapeake Avenue
 Towson, Maryland 21204

Your Petition has been received and accepted for filing this *21st* day of *April*, 1981.

William E. Hammond
 WILLIAM E. HAMMOND
 Zoning Commissioner

Petitioner: *Allen A. Bachman, et ux*

Petitioner's Attorney

Reviewed by: *Nicholas S. Commorati*
 Nicholas S. Commorati
 Chairman, Zoning Plans
 Advisory Committee

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
 111 W. Chesapeake Avenue
 Towson, Maryland 21204

Your Petition has been received this *13* day of *Feb*, 19*81*.

Filing Fee \$ *25* Received: ☒ Check
☐ Cash
☐ Other

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

No. 097246

DATE: *April 24, 1981* ACCOUNT: *01-662*

AMOUNT: *\$25.00*

RECEIVED FROM: *Allen A. Bachman*
 FOR: *Filing fee for case #81-194-A*

378 4384 27 25000

VALIDATION OR SIGNATURE OF CASHIER

Petition for Variance

ZONING: Petition for Variance
 LOCATION: East side of Inverness Avenue, 365 feet South of North Boundary Road.
 DATE & TIME: Wednesday, May 27, 1981 at 9:30 A.M.
 PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a side yard setback of 8 feet instead of the required 11 feet 3 inches

The Zoning Regulation to be excepted as follows:

Section 1B 02.3.B (214.1 and 301.1) - Standards Applicable to Existing Developments-- minimum requirements for setbacks.

All that parcel of land in the Twelfth District of Baltimore County beginning at a point on the East side of Inverness Avenue 365 feet South of North Boundary Road, and known as Lot # 106 of the Eastcrest area and recorded among the land records of Baltimore County in Plat No. 1, Book #24, Folio # 9.

Also known as 1719 Inverness Avenue, being the property of Allen A. Bachman, et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Wednesday, May 27, 1981, at 9:30 A.M.
 Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
 WILLIAM E. HAMMOND
 ZONING COMMISSIONER
 OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

OFFICE OF
 Dundalk Eagle

38 N. Dundalk Ave.
 Dundalk, Md. 21222

May 15, 1981

THIS IS TO CERTIFY, that the annexed advertisement of William E. Hammond, zoning commissioner in matter of petition of Allen A. Bachman, was inserted in *The Dundalk Eagle* a weekly newspaper published in Baltimore County, Maryland, once a week for *successive weeks* before the

8th day of *19*; that is to say, the same was inserted in the issue of

May 7, 1981

Kimbel Publication, Inc.

Publisher.

By *Kimbel Publication, Inc.*

Dundalk Eagle

38 N. Dundalk Avenue 288-6060
 Dundalk, Maryland 21222

Dundalk, Md. May 15, 1981

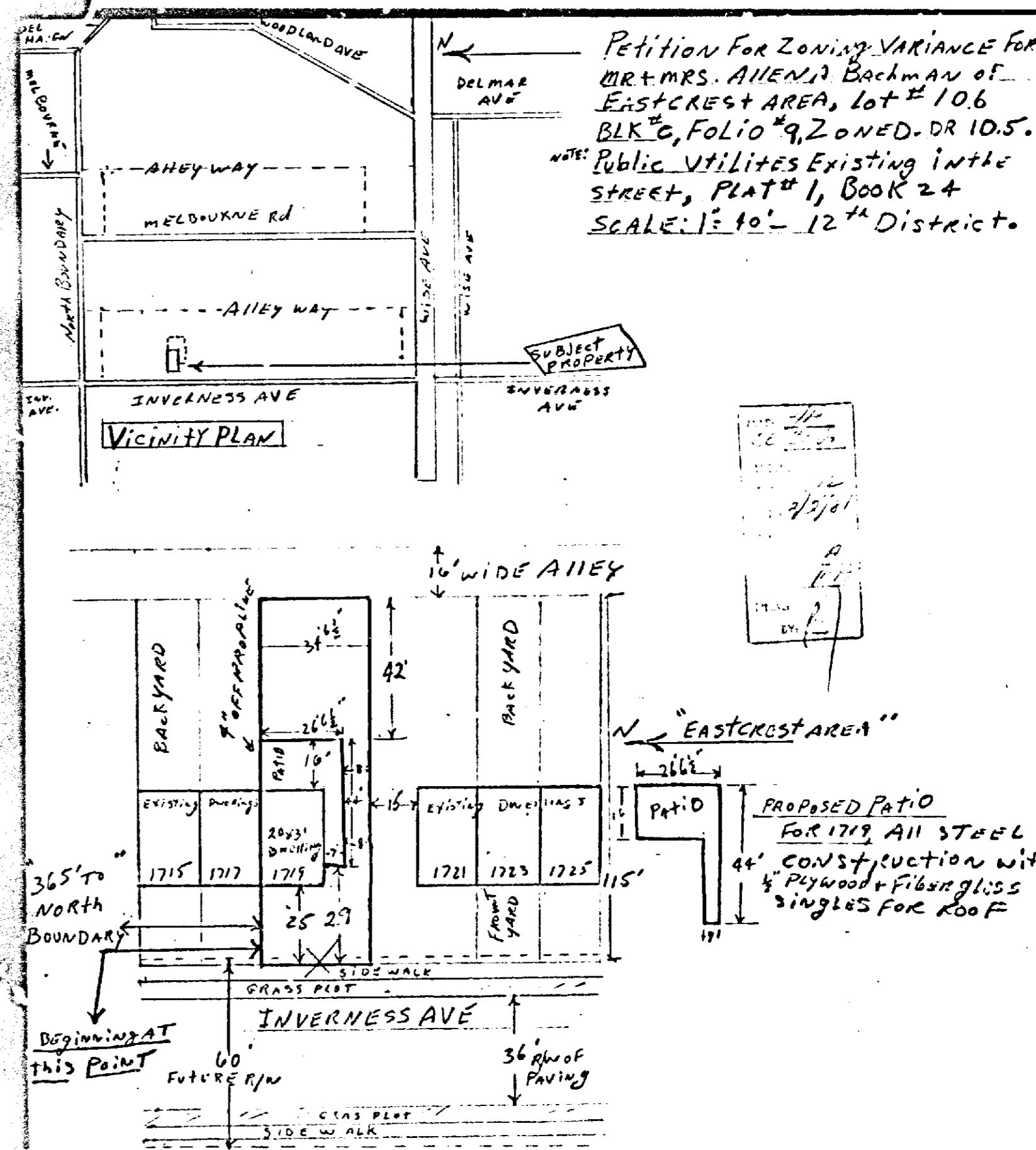
Baltimore County, Md.
 Office of Central Services
 Suite 412, Courts Bldg.
 491 Bowley Ave.
 Towson, Md. 21208

ADVERTISING: *MOVING - Extra Special*
 PUA - 2744, Pof. L21232, Apr. 28, 1981

Petition for Variance, Allen A. Bachman, E/S Inverness Ave.

Issue May 7, 1981 - 27 Lines \$ 34.80

Certificate of Publication attached - copy of bill & cert pub sent to Karen Riepel this date



School
 Play Ground
 Park
 1753
 1753
 1753

ITEM #160